119.0	0005	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	876,000 / 876,000
					USE VALUE:	876,000 / 876,000
					ASSESSED:	876,000 / 876,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		SEMINOLE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOGUEN LIONEL J/DEBRA		
Owner 2:			
Owner 3:			
Street 1:	7 SEMINOLE AVE		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	GOGUEN LIONEL J -
Owner 2:	-
Street 1:	7 SEMINOLE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,951 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1962, having primarily Vinyl Exterior and 2529 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7951.000	408,200	6,800	461,000	876,000
Total Card	0.183	408,200	6,800	461,000	876,000
Total Parcel	0.183	408,200	6,800	461,000	876,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.33 | /Parcel: 346.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 119.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	408,200	6800	7,951.	461,000	876,000	876,000	Year End Roll	12/18/2019
2019	101	FV	376,200	7100	7,951.	461,000	844,300	844,300	Year End Roll	1/3/2019
2018	101	FV	376,200	7100	7,951.	395,100	778,400	778,400	Year End Roll	12/20/2017
2017	101	FV	376,200	7100	7,951.	368,800	752,100	752,100	Year End Roll	1/3/2017
2016	101	FV	376,200	7100	7,951.	316,100	699,400	699,400	Year End	1/4/2016
2015	101	FV	315,000	7300	7,951.	283,200	605,500	605,500	Year End Roll	12/11/2014
2014	101	FV	315,000	7300	7,951.	262,100	584,400	584,400	Year End Roll	12/16/2013
2013	101	FV	315,000	7300	7,951.	249,900	572,200	572,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOGUEN LIONEL J	51674-374		9/12/2008	Family	1	No	No		
GOGUEN FRANK JO	32169-53		12/22/2000	Family	1	No	No		
	18599-516		10/1/1987		349,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/10/2013	1510	Re-Roof	7,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/24/2018	MEAS&NOTICE	BS	Barbara S
1/29/2014	Info Fm Prmt	EMK	Ellen K
4/13/2009	Meas/Inspect	189	PATRIOT
2/14/2000	Measured	268	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7951		Sq. Ft.	Site		0	70.	0.83	4									460,974						461,000	

Total AC/HA: 0.18253 | Total SF/SM: 7951 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 460,974 | Spl Credit | Total: 461,000

User Acct

77197

GIS Ref

GIS Ref

Insp Date

08/24/18

!9275!

PRINT

Date	Time
12/10/20	23:46:30

LAST REV

Date	Time
09/24/18	11:58:38

apro

PAT ACCT. 9275

USER DEFINED

Prior Id # 1:	77197
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	beige		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.30996227
Const Adj.:	1.00289965
Adj $ / SQ:	124.807
Other Features:	117387
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	501534
Depreciation:	93285
Depreciated Total:	408248

COMMENTS

sink in llv.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

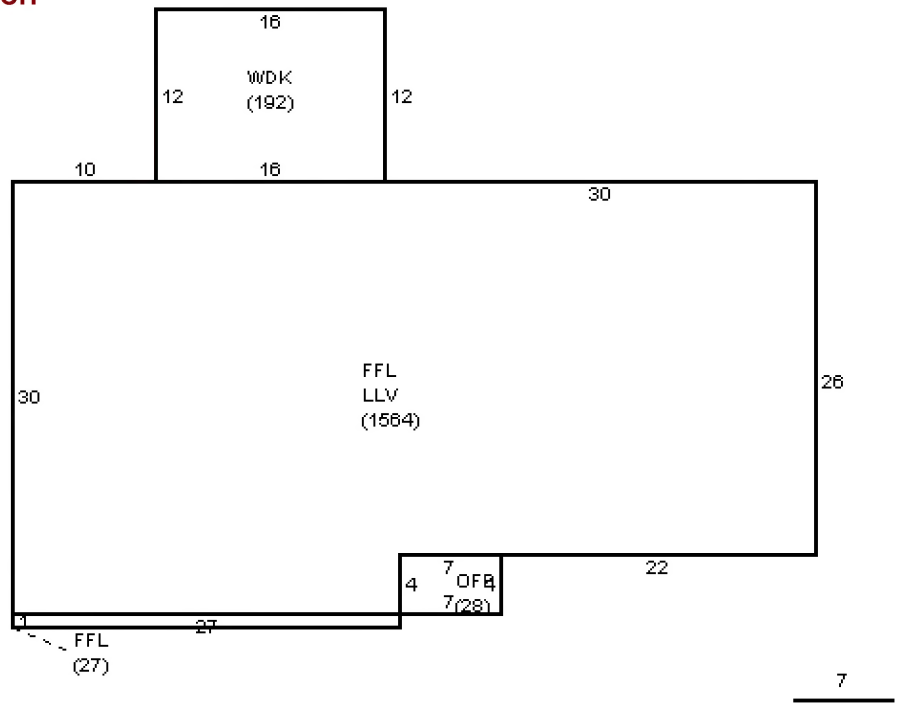
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	137.29
Special Features:	0	Val/Su Net:	120.95
Final Total:	408200	Val/Su SzAd	256.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,591	124.810	198,568
LLV	Lower Level	1,564	87.330	136,590
WDK	Deck	192	11.240	2,158
OFP	Open Porch	28	44.130	1,236

Net Sketched Area:	3,375			Total:	338,552
Size Ad	1591	Gross Are	3375	FinArea	2529

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 119.0-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	16X32	A	AV	1986	18.09	T	26.4	101			6,800			6,800
2	Frame Shed	D	Y	1	8X12	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:	6,800	Total Special Featues:		Total:	6,800